

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 2-C-10-RZ
Application Filed: 12/29/2009
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side S. Ruggles Ferry Pike, east side E. Governor John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 72 A A PART OF 026 OTHER: PORTIONS WITH COUNT **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Asheville Hwy., a major arterial street with 4 lanes and center turn lane within 185' of right-of-way, E. Governor John Sevier Hwy., a minor arterial street with 36' of pavement width within 170' of right-of-way, or S. Ruggles Ferry Pike, a local street with 16' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Commercial **Density:**
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a mixed use area of commercial and residential uses that have developed under CA, C-3 and RB zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6213 S Ruggles Ferry Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: CA (General Business), CA with conditions, RB (General Residential)
Requested Zoning: C-3 (General Commercial), C-3 with conditions, R-1 (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of C-3 from the north and east
History of Zoning: A portion of the property was rezoned CA with conditions in 2009 (9-G-09-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning in the RB portion and C-3 (General Commercial) zoning, subject to 1 condition in the CA portion.

Staff Recomm. (Full):

C-3 is an extension of zoning from the north and west. With the recommended condition, which was approved by MPC as part of a 2009 zoning request to CA (9-G-09-RZ), the impact on adjacent properties will be minimized. (See attached documentation from that case.) This is a commercial site, which has been filled and graded to create an elevated, flat site at street level (approximately 30 feet higher in elevation than the adjacent residential uses to the south). The recommended condition to install a landscape screen will provide added buffering between the incompatible uses.

Condition 1. A Type 'A' landscaping screen (see attached as marked) must be installed within the area highlighted on the attached site plan (as revised by MPC on 9/10/09). Species must consist of medium and large species as listed in the attached, circled section from the Knoxville-Knox County Tree Conservation and Planting Plan.

Comments:

With the recommended condition, C-3 zoning is compatible with surrounding development and zoning. R-1 zoning is also compatible. C-3 is a comparable City zone to the former County CA zone and R-1 is a comparable City zone to the former County RB zone. The sector plan proposes commercial uses for the site.

Action:

Approved

Meeting Date: 2/11/2010

Details of Action:

Summary of Action:

R-1 (Low Density Residential) zoning in the former RB portion and C-3 (k) (General Commercial subject to 1 condition) in the former CA portion

Date of Approval:

2/11/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

3/9/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: